



 3  1  2 EPC B

Guide Price £400,000 Freehold

18 Priors Hill Close  
Haybridge, Nr Wells  
BA5 1GU

**COOPER  
AND  
TANNER**





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### DESCRIPTION

A delightful three bedroom detached home presented in excellent condition throughout with 7 1/2 years remaining on the NHBC new build guarantee and is offered to the market with no onward chain. The property is less than three years old and would make a wonderful home for upsizers or downsizers alike whilst having the benefit of a private rear garden, parking and a large single garage.

Upon entering the house is a spacious entrance hall, with a storage cupboard and a large WC under the stairs. To the right hand side of the property, the dual aspect kitchen/diner stretches the whole length and offers space for a table to seat four to six people. The kitchen features an array of fitted units, with integrated appliances including, gas hob, electric oven, dishwasher, fridge/freezer and washing machine. Across the hall, again spanning the whole length of the property, is the sitting room, a lovely and bright room with French doors opening to the patio area and rear garden.

To the first floor are three bedrooms and the family bathroom. The principal bedroom looks out towards the front of the property and is a large double with en-suite shower room. Two further bedrooms can be found, one to the front and one to the rear, both being similar in size, either cosy doubles or large single bedrooms. The bathroom comprises; a bath with shower above, toilet, wash basin and heated towel rail.

### OUTSIDE

To the rear, the garden is fully enclosed with a mixture of wooden fencing and brick wall. The majority of the garden is laid to lawn with an area of bark chip, currently used as a play area and outdoor gym. From the sitting room are French doors which open out to the patio for outside

furniture and entertaining. To the side of the property is a driveway to accommodate two cars in front of the single garage.

### LOCATION

The picturesque City of Wells offers a range of local amenities and shopping facilities with four supermarkets (including Waitrose), as well as twice weekly markets, cinema, leisure centre, a choice of pubs and restaurants, dentists and doctors, several churches and both primary and secondary state schools.

There are also many highly-regarded independent schools (Prep & Senior) within easy reach, such as All Hallows Prep School, Downside School, Wells Cathedral School and Millfield School. For those travelling by train, Castle Cary station (which has direct services to London Paddington) is situated only twelve miles away. Both the City of Bristol and the Georgian City of Bath, a World Heritage Site, are located just 20 miles away and easily accessible.

### VIEWING

Strictly by appointment with Cooper and Tanner. Tel: 01749 676524

### DIRECTIONS

From central Wells take the A371 towards Cheddar. Leaving Wells, follow the road round to the right and start to go down the hill towards Haybridge. Take the first turning on the right onto Ebbor Gorge Road (Taylor Wimpey - Rosebank development) and follow the road round to the right and then left. Continue for approx. 100m and take the second left into Priors Hill Close.

REF:WELJAT16102024

#### Local Information Wells

**Local Council:** Somerset Council

**Council Tax Band:** D

**Heating:** Gas central heating

**Services:** Mains drainage, water, gas and electricity

**Tenure:** Freehold



#### Motorway Links

- M4
- M5



#### Train Links

- Castle Cary
- Bath Spa
- Bristol Temple Meads



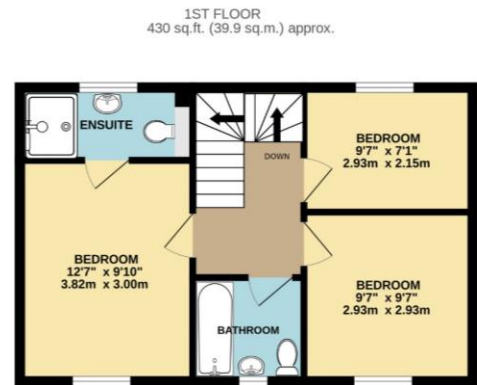
#### Nearest Schools

- Wells



TOTAL FLOOR AREA: 1064 sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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